

125.0

0002

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,214,100 / 1,214,100

ASSESSED:

1,214,100 / 1,214,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		NEWMAN WAY, ARLINGTON

## OWNERSHIP

Owner 1:	JBPP MASS AVE LLC	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 11 ELKINS ST SUITE 420

Street 2:

Twn/City: BOSTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02127		Type:

## PREVIOUS OWNER

Owner 1:	CENTRE STREET REALTY INC -
Owner 2:	-
Street 1:	846 MASS AVENUE
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

## NARRATIVE DESCRIPTION

This parcel contains 9,833 Sq. Ft. of land mainly classified as Two Family with a Multi-Unit Building built about 1925, having primarily Vinyl Exterior and 3069 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9833		Sq. Ft.	Site		0	90.	0.73	10									643,488						643,500	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										80316
										GIS Ref
										GIS Ref
										Insp Date
										04/13/18

## PREVIOUS ASSESSMENT

Parcel ID 125.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	570,700	0	9,833.	643,500	1,214,200	1,214,200	Year End Roll	12/18/2019
2019	104	FV	492,200	0	9,833.	679,200	1,171,400	1,171,400	Year End Roll	1/3/2019
2018	104	FV	492,200	0	9,833.	500,500	992,700	992,700	Year End Roll	12/20/2017
2017	104	FV	462,200	0	9,833.	479,000	941,200	941,200	Year End Roll	1/3/2017
2016	104	FV	462,200	0	9,833.	443,300	905,500	905,500	Year End	1/4/2016
2015	104	FV	387,400	0	9,833.	371,800	759,200	759,200	Year End Roll	12/11/2014
2014	104	FV	387,400	0	9,833.	363,200	750,600	750,600	Year End Roll	12/16/2013
2013	104	FV	402,400	0	9,833.	346,100	748,500	748,500		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CENTRE STREET R	73098-341	1	8/13/2019	Mult Lots	6,898,203	No	No		
	10692-113		11/16/1964			No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/13/2018		MEAS&NOTICE						CC Chris C
2/21/2009		Measured						372 PATRIOT
11/17/1999		Mailer Sent						
10/29/1999		Measured						266 PATRIOT
8/10/1992								JK

## ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS&NOTICE	CC	Chris C
2/21/2009	Measured	372	PATRIOT
11/17/1999	Mailer Sent		
10/29/1999	Measured	266	PATRIOT
8/10/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 14 - Multi-TnHs				Full Bath: 3	Rating: Average												
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 2							
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 2	Rating: Average			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)								Lvl 2									
Year Blt: 1925	Eff Yr Blt:							Lvl 1									
Alt LUC:	Alt %:							Lower									
Jurisdict:	Fact: .							Totals	RMS: 12	BRs: 6	Baths: 3	HB					
Const Mod:				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Lump Sum Adj:				Location:				Exterior:	No Unit	RMS	BRS	FL					
<b>INTERIOR INFORMATION</b>				Total Units:				Interior:	2	6	3						
Avg Ht/FL: STD				Floor:				Additions:									
Prim Int Wall: 2 - Plaster				% Own:				Kitchen:									
Sec Int Wall:	%			Name:				Baths:									
Partition: T - Typical								Plumbing:									
Prim Floors: 3 - Hardwood								Electric:									
Sec Floors:	%							Heating:									
Bsmnt Flr: 12 - Concrete								General:									
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 5 - Steam																	
# Heat Sys: 2																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 125.0-0002-0012.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
Total Special Features:																	
Total:																	